



MEMBERS PRESENT: BILL MARSHALL, JOHN TARKANY, DAVID THOMPSON,  
MICHELLE SMYTH, JEFF JOHNSTON  
STAFF PRESENT: BILL TURNER, PEGGY JORDAN

## AGENDA

### DESIGN REVIEW BOARD

SEPTEMBER 6, 2016

5:00 P.M.

75 CALHOUN STREET

**1. 1411 Folly Road – TMS# 334-00-00-075 and 085**

**App. No. 169-06-1**

Request Preliminary approval for new construction of a retail center as per documentation submitted.

Owner: Berle Properties, LLC  
Applicant: Belk Lucy  
Neighborhood/Area: Signal Point/James Island

MOTION: Deferred by applicant.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

**2. Fairchild Street at Central Island Street – A portion of  
TMS# 275-00-00-155**

**App. No. 169-06-2**

Request Preliminary approval for new construction of an office building as per documentation submitted.

Owner: Daniel Island Company  
Applicant: Richard McWilliams  
Neighborhood/Area: Daniel Island

MOTION: Deferral – provide additional details, sections and plans meeting submittal requirements;  
provide a lighting plan & better intergration of landscaping.

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 5 AGAINST 0

**3. Island Park Drive at Central Island Street –  
TMS# 275-00-00-157**

**App. No. 169-06-3**

Request Conceptual approval for new construction of **phase one** of a mixed use development as per documentation submitted.

Owner: NEMO, LLC  
Applicant: SMHa, Margie Longshore, AIA  
Neighborhood/Area: Daniel Island

MOTION: Conceptual approval – further study corner element & address staff comments.

MADE BY: D.Thompson SECOND: J.Tarkany VOTE: FOR 4 AGAINST 0

**4. Island Park Drive at Central Island Street –  
TMS# 275-00-00-157**

**App. No. 169-06-4**

Request Conceptual approval for new construction of **phase two** of a mixed use development as per documentation submitted.

Owner: NEMO, LLC  
Applicant: SMHa, Jeff Johnston, AIA  
Neighborhood/Area: Daniel Island

MOTION: Conceptual approval.

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 4 AGAINST 0

Staff Comments  
For  
**DESIGN REVIEW BOARD**  
September 6, 2016

**Fairchild Street and Central Island Street**

**Staff Comments:**

1. Per the submittal requirements, provide wall sections of a readable scale for each differing portion of the building.
2. Per the submittal requirements, provide a color and materials board at time of submittal.
3. Simplify the materials palette. The number of materials seems unnecessary and complicates the design.
4. A detailed sample panel will be critical in judging the overall building design. All materials, their relationship to one another and their detailing are important to the success of the design.
5. The building has a very “civic” appearance. This is especially due to the grand entrance and drop off at the street.
6. Provide further enclosure to the service area.

**Staff Recommendation:** Deferral based on a lack of detailed wall sections, design details and material selections leading to an inability to thoroughly assess the building’s design and with the above referenced conditions.

**Island Park Drive at Central Island Street Phase 1**

**Staff Comments:**

1. The proposed building competes and overshadows the performing arts center in phase 2.
2. The HSM of the building and prominent corner element seems disrespectful to the PAC.
3. The corner entry appears overstated for its function and its roof form seems unrelated to the remainder of the building.
4. Eliminate the metal parapet above the thin cornice line.

**Staff Recommendation:** Deferral with the above referenced conditions.

**Island Park Drive at Central Island Street Phase 2**

**Staff Comments:**

1. The north side of the building is underdeveloped.
2. The neon accents seem foreign to Daniel Island and should be scaled back or eliminated.

**Staff Recommendation:** Conceptual Approval with the above referenced conditions.

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.